





An excellent opportunity exists to acquire this individual, 1960's four bedroom detached home. Situated in a pleasant cul-de-sac setting within this well regarded residential location the accommodation affords: Entrance lobby, spacious dining hall, living room, study/bedroom five, breakfast kitchen, utility & WC, master bedroom with en-suite and walk-in store, principle bathroom, ample driveway, garage & workshop and generous sized gardens. NO UPWARD CHAIN. EPC D

The pleasant cul-de-sac of Almond Grove is situated within an established and well regarded residential area of Warwick approximately a mile from the county town centre amenities and offers easy access to the A46, junction 15 of the M40 motorway and Warwick Parkway rail station all providing excellent commuter links. The accommodation with extends to just under 2,000 (Sq ft) is arranged as follows:

Approach

Through double glazed entrance door into:

Entrance Porch

With a further double glazed entrance door leading to:

Spacious Dining Hall

4.55m x 4.36m (14'11" x 14'4") Two radiators, open tread staircase rising to First Floor. Doors to:

Living Room

6.11m x 4.86m (20'1" x 15'11") TV aerial point, wiring for wall lights, two radiators, double glazed window to front aspect, double glazed patio doors provide access to the garden.

Bedroom Five/Study

2.73m x 2.62m (8'11" x 8'7") Radiator and a double glazed window to side aspect.

Utility Room

Wall mounted Worcester gas fired boiler, space for domestic appliance, space and plumbing for washing machine, double glazed window. Built-in double door storage cupboard, casement door to rear aspect and garden. Door to:

WC

Low flush WC and a double glazed window to rear aspect.

Breakfast Kitchen

6.00m x 2.74m (19'8" x 9'0") Range of base and eye level units, worktops with inset double bowl sink unit with rinse bowl. Built in electric double oven, space and plumbing for dishwasher, four ring gas hob with extractor unit over. Radiator, tiled floor and two double glazed windows to rear aspect.

First Floor Landing

Doors to:

Bedroom One

6.28m x 3.75m (20'7" x 12'4") Built-in double door sliding wardrobes with additional cupboards above. Built in linen cupboard. Door to En-Suite and opening the main bedroom area: Two radiators, knotted pine pitched ceiling, wiring for two wall lights. Large double glazed picture window overlooking the garden, additional double glazed window. Door to:



Walk In Store Room

5.96m x 1.37m (19'7" x 4'6") Exposed floorboards, two ceiling light points, double glazed window to front aspect.

En-Suite

3.35m x 2.11m (11'0" x 6'11") Granite effect worktops with inset sink and range of storage cupboards below. WC with a concealed cistern, vanity mirror, radiator. Wide tiled shower enclosure with shower system, extractor fan and a high ceiling incorporating a skylight.

Bedroom Two

4.88m x 2.57m (16'0" x 8'5") Radiator and a double glazed windows to front and side aspects.

Bedroom Three

3.82m x 2.90m (12'6" x 9'6") Built-in single door wardrobe, radiator, wiring for wall lights and a double glazed windows to side and rear aspects.

Bedroom Four

2.90m x 2.42m (9'6" x 7'11") Single door wardrobe, radiator and a double glazed window to side aspect.

Bathroom

Suite comprising bath with Mira Sport shower system over, WC, pedestal wash hand basin, complementary tiled splashbacks, radiator, built-in Airing Cupboard housing the hot water cylinder and a double glazed window to rear aspect..

Outside

There is a good sized driveway to front providing excellent off road parking, The narrow driveway to the side provides access to the rear with a further hard standing area and access to the garage and workshop.

Garage

5.23m x 2.85m narrowing to 2.17m (17'2" x 9'4" narrowing to 7'1") Having an up and over door with power and light.

Workshop

5.17m x 2.23m (17'0" x 7'4") Having power and light.

Gardens

The gardens are predominantly laid to lawn with stocked borders and a variety of specimen shrubs and trees to include an apple.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquires.

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

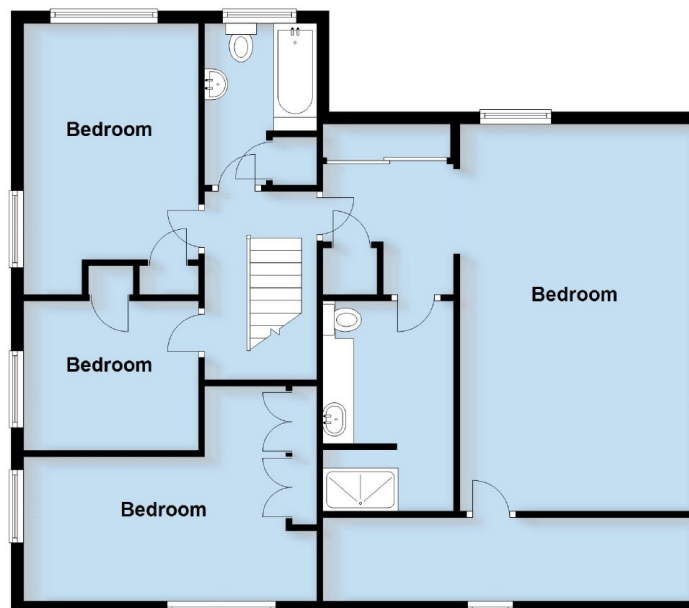
Ground Floor

Approx. 92.5 sq. metres (995.7 sq. feet)



First Floor

Approx. 91.5 sq. metres (984.5 sq. feet)



Total area: approx. 184.0 sq. metres (1980.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact